

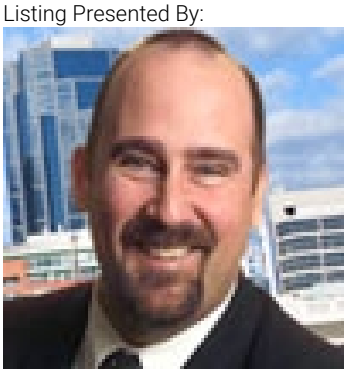
216 Faldale Close Calgary Alberta

$474,900

Offering EXCEPTIONAL VALUE, space, & updates inside and out,. This property sits on an expansive corner lot bordered by a charming GREEN SPACE with PICNIC TABLES on one side and a LOW MAINTENANCE front yard.Step onto durable TILED flooring throughout the main floor, which features 2 good sized bedrooms, LARGE LIVING ROOM and a FULL bathroom. The bright, functional kitchen is equipped with GRANITE countertops and STAINLESS STEEL appliances, flowing seamlessly into a cozy dining NOOK with direct access to the back DECK & PATIO--perfect for morning coffee or summer barbecues.In the Basement, you'll find 2 spacious BEDROOMS, a FAMILY ROOM with stylish, low-maintenance VINYL PLANK flooring, a three-piece bathroom, and a dedicated laundry room. The lower level is filled with natural light thanks to 2 large EGRESS WINDOWS. Enjoy true PEACE OF MIND with major big-ticket UPGRADES already completed, including:o Brand-new SIDING on both the house and garageo Newer ROOF and newer FENCINGo High-efficiency FURNACE (less than a year old)o OVERSIZED insulated double car detached GARAGE with 2 big windows plus dedicated RV PARKINGIdeally located in a convenient, family-friendly community, you are just minutes from local schools, shopping centres, and public transit. This turnkey gem has it all--book your private showing today! (id:6769)

Bedroom 10.50 Ft x 13.83 Ft
Bedroom 10.50 Ft x 9.58 Ft
Family room 17.50 Ft x 10.58 Ft
Other 7.75 Ft x 2.75 Ft
Laundry room 9.75 Ft x 11.58 Ft
3pc Bathroom 8.67 Ft x 6.08 Ft
Primary Bedroom 13.00 Ft x 9.92 Ft
Bedroom 12.25 Ft x 8.92 Ft
Living room 15.00 Ft x 14.58 Ft
Kitchen 11.00 Ft x 8.92 Ft
Dining room 7.25 Ft x 8.92 Ft
Other 6.17 Ft x 3.25 Ft
Other 17.58 Ft x 10.58 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
URBAN-REALTY.ca

https://www.yychomescalgary.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.